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Planning Department
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Your Ref: 129020/FO/2020

Our Ref: APP/B4215/W/21/3286831

Date: 15 June 2022

Sent by e-mail:

Dear Sir/Madam

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 (SI 571/2017) ('THE EIA REGULATIONS')

Town and Country Planning Act 1990

Appeal by (Union of Shop, Distributive and Allied Workers, Watkin Jones Group Ltd, Wilmslow Road Manchester Ltd)

Site Address: Land at Oakley, 188 Wilmslow Road, Manchester M14 6LJ

I refer to the above appeal.

The Secretary of State has considered the application in accordance with Regulation 14 (1) of the above Regulations.

The development proposed is as follows: Erection of 1 no. 13 storey building and 1 no. part 4 and part 5 storey building to form purpose-built student accommodation together with a single storey side and rear extension to the retained and refurbished Oakley Villa and conversion to form amenity and communal space together with associated landscaping, cycle parking, car parking and associated works following the demolition of existing office accommodation on the site.

The development proposed falls within the description at 10 (b) of Schedule 2 to the above Regulations. In the opinion of the Secretary of State, having taken into account the criteria in Schedule 3 to the above Regulations, the proposal would not be likely to have significant effect on the environment for the following reasons:

The appeal site relates to an area of land at Oakley, 188 Wilmslow Road, Manchester M14 6LJ. The site is located on the western side of Wilmslow Road, which provides a high frequency public transport corridor which serves nearby University campuses. The site comprises an early 19th century villa known as Oakley, along with three large office extensions constructed for the current occupiers, USDAW. Oakley itself is a non-designated heritage asset. To the centre, north & east of the site are open grounds

and the remains of an early-20th century garden potting shed. A number of trees on the site are the subject of a Provisional Tree Preservation Order. To the north & east of the site lies Platt Fields Park, terraced residential housing is located to the south and to the east on the opposite side of Wilmslow Road is the University of Manchester Fallowfield Halls of Residence. To the south extending along Wilmslow Road is the Fallowfield district centre which contains commercial activities & businesses. There are a number of listed buildings within 600m of the site, the nearest one is the Grade II listed Platt Chapel, which is located 110m to the north of the site. A Scheduled Ancient Monument is located approximately 90m of the site. This is a Nico Ditch, a section of an early medieval boundary ditch. The site falls within the following Impact Risk Zones (IRZ): Hollinwood Branch Canal Site of Special Scientific Interest (SSSI) located 7 km to the east of the site; Rochdale Canal SSSI located 7.4 km north-east of the site and Huddersfield Narrow Canal SSSI located 9 km south-east of the site. The SSSIs are designated sensitive areas as defined by the EIA Regulations.

The proposal is for urban development in the form of student accommodation in the district of Fallowfield. The development would result in the loss of office accommodation on site, with Oakley Villa being retained. There will be some temporary environmental effects during construction, but this is not likely to be long term. There are no likely significant long-term impacts in terms of noise, waste, flooding, land contamination, highways, archaeology, ecology or complex construction. Given the nature, scale and location of the proposal issues, the impacts of the development, which could include possible heritage and arboricultural issues, would not be significant in terms of the receiving environment and existing land uses. Consequently, while there may be some impact on the surrounding area as a result of this development, the proposal would not be of a scale and nature likely to result in significant environmental impact. EIA is not required.

Accordingly, in exercise of the powers conferred on the Secretary of State by Regulations 14(1) and 7(5) of the above Regulations, the Secretary of State hereby directs that this development is not Environmental Impact Assessment (EIA) development.

Under regulation 28(1) of the above Regulations, the relevant planning authority must take steps to secure that this screening direction is placed on the part of the Planning Register which relates to the application in question. I would be grateful if you could do so to ensure that the Secretary of State's view is publicly available.

(This direction does not affect any duties of the appellant under other legislation, including The Conservation of Habitats and Species Regulations 2017.)

Yours sincerely

David Smale

DAVID SMALE
EIA and Land Rights Advisor

(Signed with the authority of the Secretary of State)

cc: Mr T Lord (agent)

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<https://acp.planninginspectorate.gov.uk/>